

IN RE: PETITION FOR ADMINISTRATIVE  
ZONING VARIANCE  
W/S Robinhood Circle, 50 ft. E  
of C/L Ridervale Road  
1209 Ridervale Road  
8th Election District  
3rd Councilmanic District  
Michael A. Galasso, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-72-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Michael A. Galasso and Cathy B. Galasso, his wife, for that property known as 1209 Ridervale Road in the Riderwood subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1802.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 14 ft. rear yard setback in lieu of 20 ft., for a kitchen addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of September, 1993 that the Petition for a Zoning Variance from Section 1802.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 14 ft. rear yard setback in lieu of 20 ft., for a kitchen addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING  
Date 9/23/93  
By M. J. J. J.

LES:mmm

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 22, 1993

Mr. and Mrs. Michael A. Galasso  
1209 Ridervale Road  
Towson, Maryland 21204

RE: Petition for Administrative Variance  
Case No. 94-72-A  
Property: 1209 Ridervale Road

Dear Mr. and Mrs. Galasso:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1209 Ridervale Rd, Towson, Md 21204  
which is presently zoned RB-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1802.3A (Sec. III-A Residence Zone G, 4 1953) to permit a 14-foot rear yard setback in lieu of 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: Indicate hardship or practical difficulty.

See attached sheet

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and warrant to be bound by the zoning regulations and restrictions of Baltimore County, which are subject to the Zoning Law of Baltimore County.

Controlled Petitioner's Name

(Typed Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Typed Print Name)

Signature

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Zip Code

Attorney for Petitioner

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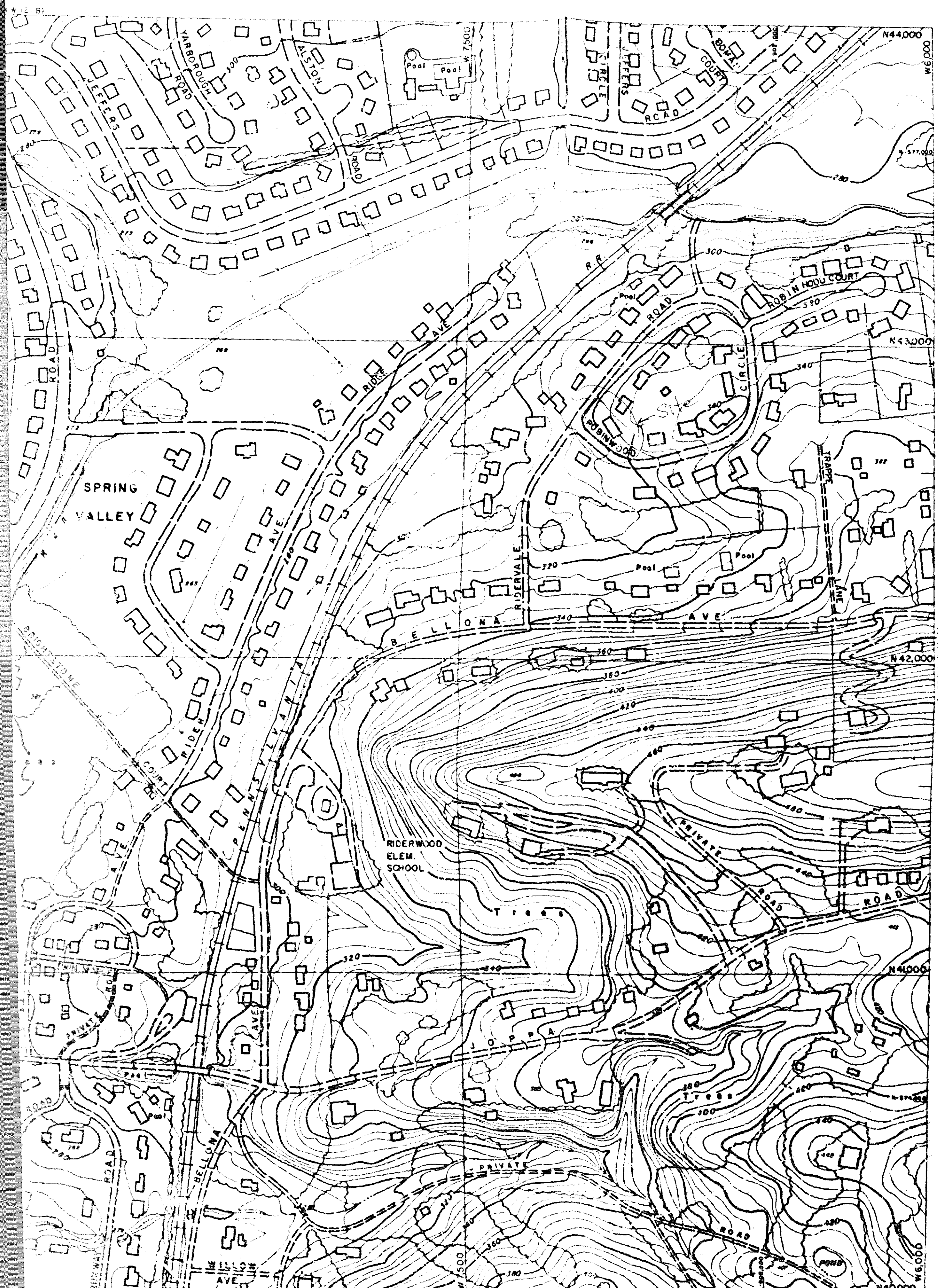
Attorney for Petitioner

(Typed Print Name)

Signature

Address



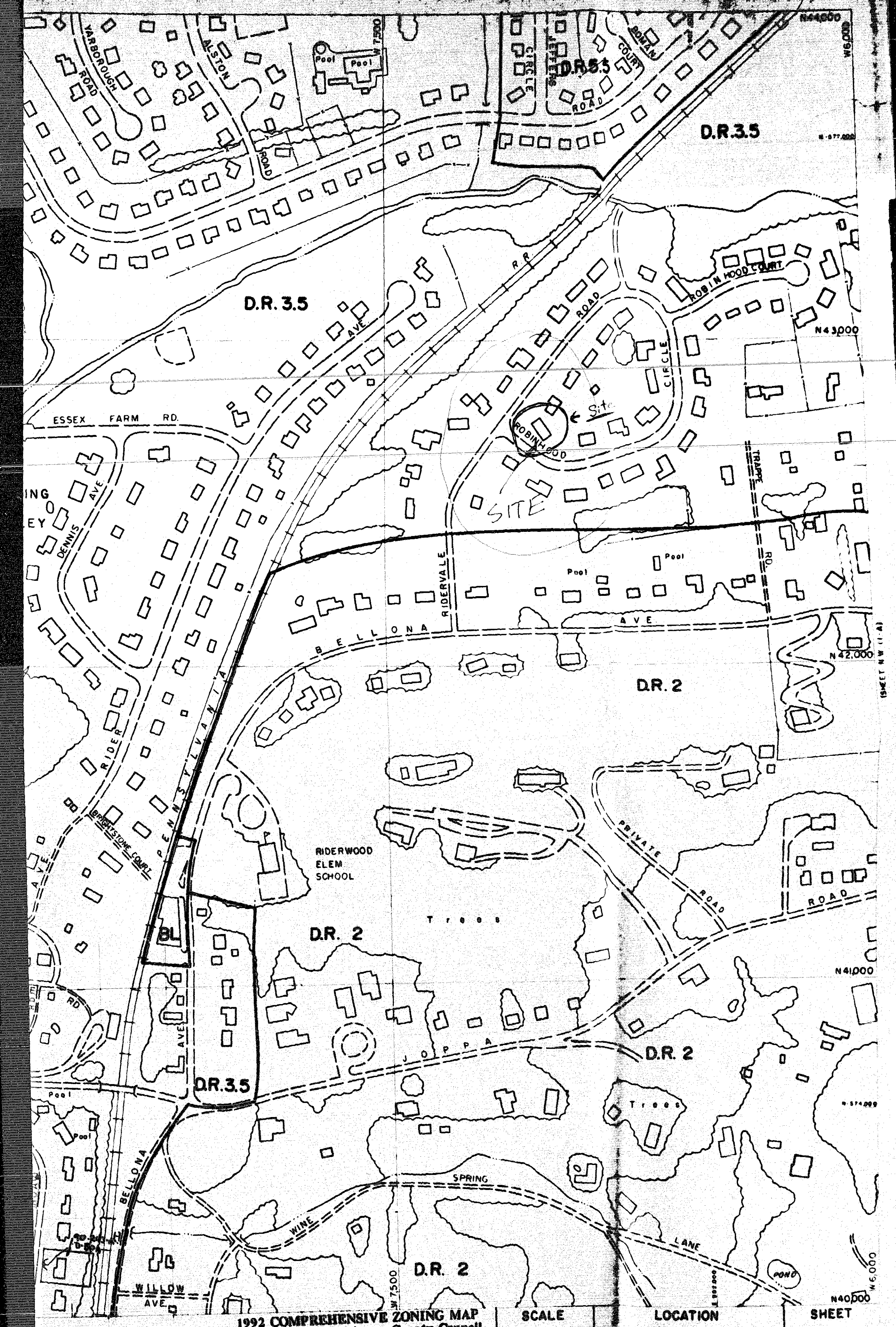


IC MAP OF  
TROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE				
Topographic	MAPS INC.	4-11-70	1" = 200'	RIDERWOOD	N. W. 11-B
		DATE OF PHOTOGRAPHY JAN 93			

Topography Compiled By Photogrammetric Aerial  
AERO SERVICE CORPORATION-PHILADELPHIA, PA

94-72-A



NTY  
ND ZONING  
G MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

SCALE  
1" = 200'

DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
RIDERWOOD

SHEET  
N. W.  
11-B

94-72-A